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so, an action cannot be maintained to compel such trustee to convey, since the decree in such action would be merely a repetition of the decree already made. But where a decree of foreclosure of a trust mortgage requires the trustee to convey, his refusal to do so is cause for removal.

Wife's Separate Property—Liability on Bond—Security for Husband—Want of Consideration.—*Williamson v. Cline*, 20 S. E. Rep. 917 (W. Va.). Where a married woman may make binding contracts as to her sole and separate estate, a plea of coverture will not avail in a suit against her as surety for her husband's debt. An extension of time of payment for one day by the creditor will be a sufficient consideration for her bond, although she herself receives no benefit. A judgment against her will be a lien on the property she possesses in her own name, including that acquired subsequently to the contract.